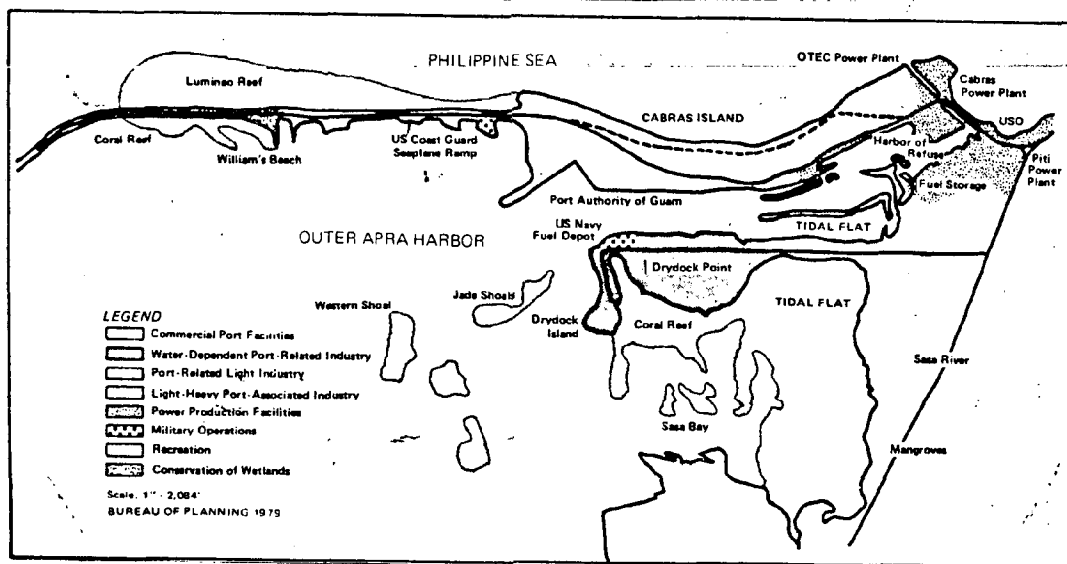


THE IMPROVEMENT AND EXPANSION PLAN



COMMERCIAL PORT OF GUAM

COASTAL ZONE
INFORMATION CENTER



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1983

GOVERNMENT OF GUAM AND
PORT AUTHORITY OF GUAM
BOARD OF DIRECTORS
MARCH 1983

Guam Coastal Zone Management Program

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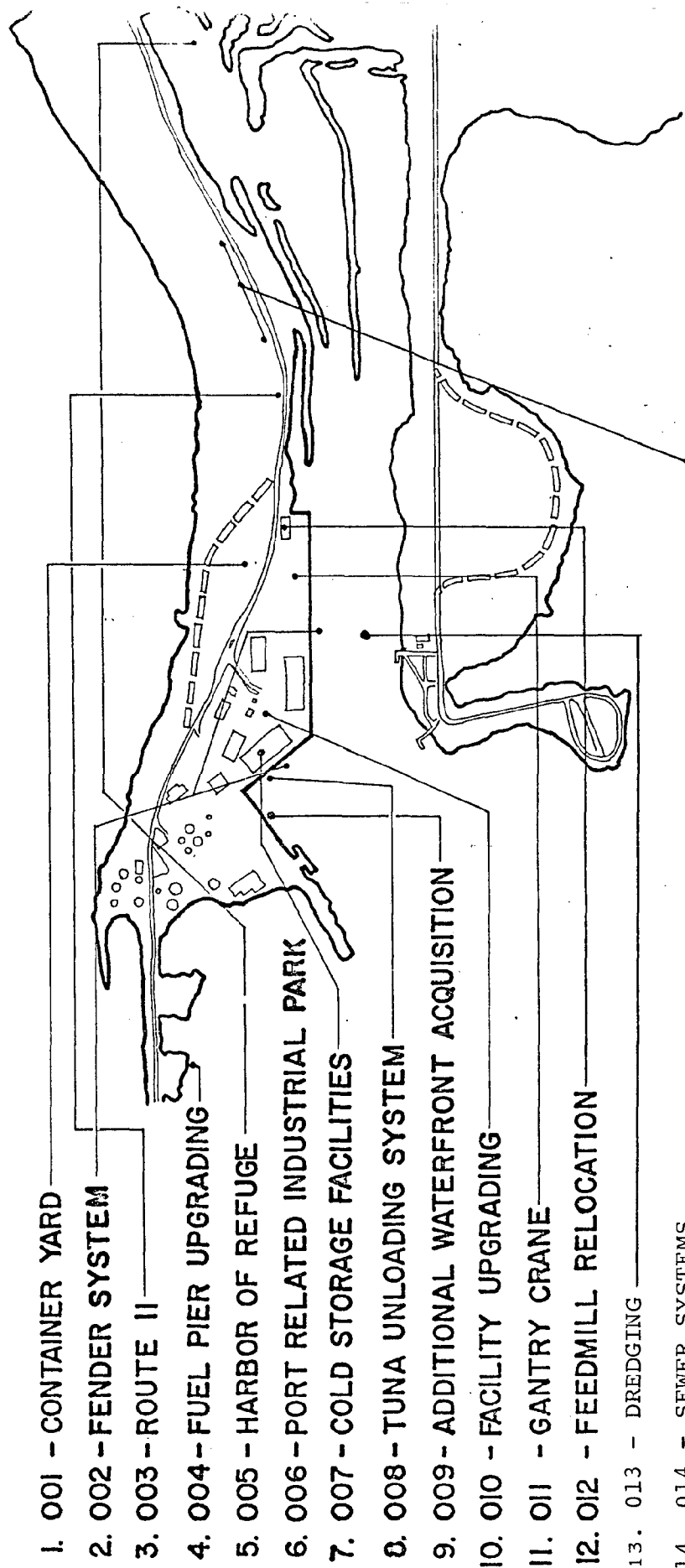
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PURPOSE AND SCOPE

This document has been prepared by the Port Authority of Guam in order to systemize the various improvement and expansion projects. These projects have been identified in the past several years as imperative towards developing the Port towards its full economic potential. The cost figures herein are, for the most part, merely estimates and not exact. The project summaries contained herein contain only "best estimate" data. Subsequently, comprehensive development and implementation plans must be formulated. This document is useful to management as a reference for current and long ranged policy formulation planning.

PROJECT LOCATER CHART



IMPROVEMENT & EXPANSION PLAN COMMERCIAL PORT OF GUAM - CABRAS ISLAND 1983

	SIX YEAR IMPLEMENTATION SCHEDULE						TOTAL ESTIMATE	REMARKS
	'82	'83	'84	'85	'86	'87		
1. 001 - CONTAINER YARD	←→						\$ 4,500,000.00	ON-GOING PROJECT
2. 002 - FENDER SYSTEM	←→						450,000.00	ON-GOING PROJECT
3. 003 - ROUTE II		←→	←→				1,900,000.00	
4. 004 - FUEL PIER UPGRADING			←→				1,500,000.00	
5. 005 - HARBOR OF REFUGE		←→	←→				2,200,000.00	
6. 006 - PORT RELATED INDUSTRIAL PARK			←→				3,500.00	
7. 007 - COLD STORAGE FACILITIES			←→	←→			2,500.00	
8. 008 - TUNA UNLOADING SYSTEM		←→					200,000.00	
9. 009 - ADDITIONAL WATERFRONT ACQUISITION			←→	←→			4,500,000.00	
10. 010 - FACILITY UPGRADING		←→	←→	←→			500,000.00	
11. 011 - GANTRY CRANE				←→	←→		6,000,000.00	
12. 012 - FEEDMILL RELOCATION					←→	←→	250,000.00	
13. 013 - DREDGING							16,000,000	
14. 014 - SEWER SYSTEMS			←→				2,000,000	

\$ 46,000,000

PROJECT SUMMARY AS OF MARCH, 1983

CIP PROJECT NO.	PROJECT	TOTAL ESTIMATED COST	FUNDING SOURCE	
			IDENTIFIED	NOT IDENTIFIED
001	CONTAINER YARD EXPANSION	\$ 4.50	X	
002	FENDER SYSTEM	.45	X	
003	ROUTE 11	1.90	*	
004	FUEL PIER UPGRADING	1.50	*	
005	HARBOR OF REFUGE	2.20	* 1.60	.6
006	PORT RELATED INDUSTRIAL PARK	3.50	**	
007	COLD STORAGE FACILITIES	2.50	**	
008	TUNA UNLOADING SYSTEM	0.20	**	
009	ADDITIONAL WATERFRONT ACQUISITION	4.50	**	
010	FACILITY UPGRADING	0.50	**	
011	GANTRY CRANE	6.00	**	
012	FEEDMILL RELOCATION	0.25	**	
013	DREDGING	16.00		
014	SEWER SYSTEMS	2.00		
	SUB-TOTAL	46.00		

X ON-GOING

* FEDERAL FUNDS AVAILABLE

** PORT AUTHORITY OF GUAM REVENUE

PROJECT: CONTAINER YARD EXPANSION

PROJECT NO.: CIP 001

SCOPE

CONSISTS OF CLEARING, GRADING AND PAVING OF THE 11 ACRE EXPANSION SITE, THE RE-ROUTING OF THE ROADWAY AROUND THE NEW CONTAINER YARD, THE INSTALLATION OF WATER AND ELECTRICAL DISTRIBUTION SYSTEMS, THE CONSTRUCTION OF SECURITY FENCES, SECURITY AND CONTROL BUILDINGS, PARKING AREAS AND A STORM PROTECTION SEAWALL.

THIS PROJECT STARTED ON JUNE 3, 1982 AND IS EXPECTED TO BE COMPLETED BY AUGUST, 1983.

ESTIMATED COST: \$4,500,000.00

PROJECT: FENDER SYSTEM

PROJECT NO.: CIP 002

SCOPE

THE UPGRADING AND REPLACEMENT OF THE PORT'S FENDER SYSTEM WAS AWARDED ON DECEMBER 23, 1982. DUE TO THE LEAD TIME REQUIRED TO PROCURE THE SUPPLIES AND MATERIALS, ACTUAL WORK WILL NOT COMMENCE UNTIL APRIL 1, 1983. THE EXPECTED COMPLETION DATE IS 150 DAYS THEREAFTER.

ESTIMATED COST: \$450,000.00

PROJECT: ROUTE 11

PROJECT NO.: CIP 003

SCOPE

REALIGNMENT AND RECONSTRUCTION OF ROUTE 11 FROM THE CABRAS CHANNEL TO THE CABRAS INDUSTRIAL PARK, APPROXIMATELY TWO (2) MILES. ROAD ALIGNMENT WILL BE DESIGNED FOR 40 MILE PER HOUR SPEED, WITH TWO 12 FOOT LANES AND 8 FOOT SHOULDERS, TURNING LANES WHERE NECESSARY AND THE WIDENING OF THE INTERSECTION BETWEEN ROUTE 1 AND ROUTE 11.

A PROPOSAL WAS PUT FORTH TO RELOCATE THE MAJOR PORTION OF ROUTE 11 ON THE NORTHERN SHORE OF CABRAS ISLAND AT A COST OF APPROXIMATELY \$5.0 MILLION. PRESENT PLANNERS DO NOT FEEL THAT THE COST IS JUSTIFIED NOR IS THE ECONOMIC BENEFIT HIGH ENOUGH TO WARRANT PURSUING SUCH AN EXTRAVAGANT CAPITAL IMPROVEMENT PROJECT.

ESTIMATED COST: \$1,900,000.00

PROJECT: FUEL PIER UPGRADING

PROJECT NO.: CIP 004

SCOPE

UPON THE TRANSFER OF THE NAVY PROPERTY BEING LEASED TO MOBIL CORPORATION TO THE GOVERNMENT OF GUAM, ALL EXISTING STRUCTURES AND REAL ESTATE IMPROVEMENTS BECOME THE PROPERTY OF THE GOVERNMENT OF GUAM. THE RECOMMENDED DISPOSAL OF THE PROPERTY IS FOR THE PORT AUTHORITY OF GUAM TO GAIN CONTROL OF THE FUEL PIER FACILITY, UPGRADE IT AND CHARGE THROUGHPUT RATE FOR HANDLING LIQUID CARGO TO BE AVAILABLE TO ALL USERS. THE PROJECT WILL INCLUDE REMOVAL OF EXISTING DILAPIDATED PIER AND BE REPLACED BY A PERMANENT STRUCTURE.

ESTIMATED COST: \$1,500,000.00

PROJECT: HARBOR OF REFUGE

PROJECT NO.: CIP 005

SCOPE

THE PROJECT INVOLVES DREDGING AN 8 FOOT DEEP, 4,100 FOOT LONG ENTRANCE CHANNEL ALONG PITI CHANNEL TO THE BASIN AREA. THE BASIN WILL BE DREDGED TO AN AREA OF 430 FEET BY 460 FEET, INCORPORATING 34 BOLLARDS AND 17 DOLPHINS. THE ENTRANCE CHANNEL WILL REQUIRE THE DREDGING OF 48,600 CUBIC YARDS OF MATERIAL AND THE BASIN 40,000 CUBIC YARDS.

ESTIMATED COST: \$2,200,000.00

PROJECT: PORT RELATED INDUSTRIAL PARK

PROJECT NO.: CIP 006

SCOPE

THE AREAS DESIGNATED FOR PORT RELATED INDUSTRIES IN THE COMMERICAL PORT OF GUAM MASTER PLAN NEEDS A COMPREHENSIVE DEVELOPMENT PLAN TO INCLUDE THE SUBDIVISION, INFRASTRUCTURE REQUIREMENTS, IDENTIFICATION OF PRIVATE INDUSTRIAL NEEDS, ETC. THIS PLAN UPON COMPLETION SHOULD BE APPROVED BY THE NAVY AND BE ADDED AS AN ADDENDUM TO THE EXISTING MASTER PLAN.

ESTIMATED COST: \$500,000.00

PROJECT: COLD STORAGE FACILITIES

PROJECT NO.: CIP 007

SCOPE

A COMPREHENSIVE FEASIBILITY STUDY DESIGNED TO DETERMINE THE NEED FOR A COLD STORAGE FACILITY TO SUPPORT THE TUNA TRANSSHIPMENT INDUSTRY IS LACKING. THEREFORE, THIS PROJECT WILL BE DESIGNED TO DETERMINE IF THE CONSTRUCTION OF A COLD STORAGE FACILITY IS NECESSARY. SUBSEQUENTLY, IF THE STUDY INDICATES A NEED FOR SUCH A FACILITY, THE PORT SHOULD ENCOURAGE INVESTORS TO CONSTRUCT SUCH FACILITY.

ESTIMATED COST: \$50,000.00

PROJECT: TUNA UNLOADING SYSTEM

PROJECT NO.: CIP 008

SCOPE

TO RESPOND TO THE EVER INCREASING SPEED REQUIREMENTS OF THE TUNA INDUSTRY, THE PORT MUST DEVELOP A DISCHARGING SYSTEM FOR TUNA UNLOADING. DURING TUNA OPERATIONS, THE PORT IS PRESENTLY DISCHARGING AN AVERAGE OF 15 TONS OF TUNA PER HOUR. IN ORDER TO MAINTAIN AND IMPROVE OUR ATTRACTIVENESS AS A TUNA TRANSSHIPMENT CENTER, THE RATE OF DISCHARGING TUNA HAS TO BE CONSTANTLY IMPROVED.

ESTIMATED COST: \$200,000.00

PROJECT: ADDITIONAL WATERFRONT ACQUISITION

PROJECT NO.: CIP 009

SCOPE

BY VIRTUE OF SECTION 14003(F) OF PUBLIC LAW 13-87, THE PORT AUTHORITY IS GIVEN JURISDICTION OVER "ALL GOVERNMENT OF GUAM LANDS WITHIN THE BOUNDARIES OF CABRAS ISLAND AND SEAWARD THEREFROM TO THE LIMITS OF THE GLASS BREAK-WATER, EXCEPT THOSE FACILITIES UNDER THE CONTROL AND JURISDICTION OF THE DEPARTMENT OR AGENCIES OF THE UNITED STATES GOVERNMENT." HOWEVER, THIS PROVISION IS IN APPARENT CONFLICT WITH PRIOR EXISTING LEGISLATION GIVING GUAM ECONOMIC DEVELOPMENT AUTHORITY THE POWER TO LEASE A SUBSTANTIAL PORTION OF CABRAS ISLAND TO PRIVATE USERS. IN ORDER FOR THE PORT AUTHORITY TO CONTROL ITS DESTINY AND ACCOMPLISH ITS MANDATED RESPONSIBILITY, IT MUST ACQUIRE FULL CONTROL OF ALL WATERFRONT FACILITIES WITHIN ITS JURISDICTION. THIS PROJECT IS INTENDED TO STUDY THE UNDERLYING LEGAL AND ECONOMIC RAMIFICATION INCLUDING REVIEW OF ALL GEDA LEASES AS THEY IMPACT PORT OPERATIONS, AND IF NECESSARY, PROPOSING LEGISLATION TO CLARIFY THIS JURISIDICTIONAL QUESTION ONCE AND FOR ALL.

ESTIMATED COST: \$4,500,000.00

PROJECT: FACILITY UPGRADING

PROJECT NO.: CIP 010

SCOPE

EXISTING FACILITIES REQUIRE MAJOR REPAIRS AND UPGRADING FOR A MORE EFFICIENT AND SAFE OPERATION AND TO CREATE A BETTER WORKING CONDITION FOR THE EMPLOYEES. PRIORITY PROJECTS INCLUDE THE DESIGN AND CONSTRUCTION OF AN EQUIPMENT GARAGE, STOREROOM, A GREASE RACK, LUNCH AND SHOWER FACILITIES FOR THE EMPLOYEES, THE REPLACEMENT OF DOORS IN TRANSIT SHED NOS. 1 AND 2, MAJOR REPAIRS OF THE CONTAINER YARD TOWER, REPLACEMENT OF TRACTOR-TRAILERS AND RELATED NECESSARY PORT EQUIPMENT.

ESTIMATED COST: \$500,000.00

PROJECT: GANTRY CRANE

PROJECT NO.: CIP 011

SCOPE

BECAUSE OF THE HIGHER MAINTENANCE COSTS INCURRED AS THE GANTRY CRANES GET OLDER, PLANS MUST BE MADE FOR REPLACEMENTS, GANTRY CRANE NO. 1 MUST BE REPLACED WITHIN 4 TO 5 YEARS AT AN ESTIMATED COST OF AROUND 6 MILLION DOLLARS.

THESE CRANES ARE CRITICAL ELEMENTS IN THE CONTINUAL IMPROVEMENT PROGRAMS OF THE PORT'S PRESENT AND FUTURE PRODUCTIVITY LEVELS.

ESTIMATED COST: \$6,000,000.00

PROJECT: FEEDMILL RELOCATION

PROJECT NO.: CIP 012

SCOPE

THE EXISTING FEEDMILL MUST BE RELOCATED TO AN AREA AWAY FROM THE DOCKS. ITS LOCATION PRESENTLY INTERFERES WITH THE EFFICIENT MOVEMENT OF VEHICLES AND THEIR NEED FOR LARGER TURNING RADII. IF THE DREDGING OF THE AREA OF FOXTROT 6 IS IMPLEMENTED TO ACCOMMODATE MORE CONTAINER-SHIPS, THE FEEDMILL THEN HAS TO BE RELOCATED.

ESTIMATED COST: \$250,000.00

PROJECT: DREDGING

PROJECT NO.: CIP 013

SCOPE

UNITED STATES CORP OF ENGINEERS, RECOMMEND DREDGING OF
THE CHANNEL TO 36 FOOT DEEP AND 400 FOOT WIDE AT ITS
WEST END, AND TAPERING TO 200 FOOT WIDE AT THE MOUTH
OF PITI CHANNEL.

ESTIMATED COST: \$16,000,000.00

PROJECT: SEWER SYSTEMS

PROJECT NO.: CIP 014

SCOPE

THERE NEEDS TO BE DEVELOPED A SEWER SYSTEMS ON CABRAS
ISLAND. . PROJECT CONSIST OF CONNECTING EXISTING LINE
ON COMMERCIAL PORT AND MAIN SEWER LINE ALONG ROUTE I.

ESTIMATED COST: \$2,000,000.00

